

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2018-002620

Klamath County, Oregon



00218467201800026200010017

03/09/2018 11:53:31 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Blue Sky Investment LLC

Grantee's Name and Address

Mountain West Investment LLC

After recording, return to (Name and Address):

Mountain West Investment LLC
314 S. 7th PMB 124
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Blue Sky Investment LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mountain West Investment LLC, a Delaware limited liability company hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Parcel 1

That portion of Lots 1 and 2, Block 18, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, lying Southerly of a line drawn 90 feet South of and parallel to the South line of Manzanita Street

Parcel 2

A portion of Lot 2 in Block 18 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block 18 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of said Lot 2, 90 feet; thence Easterly parallel with Manzanita Street, 37 1/2 feet; thence Northwesterly at right angles to Manzanita Street, 90 feet to the Southerly line of Manzanita Street; thence Southwesterly along the Southerly line of Manzanita Street, 37 1/2 feet to the place of beginning, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 9, 2018; any signature on behalf of a business or other entity is made with the authority of that entity

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____,

by _____,

This instrument was acknowledged before me on March 9, 2018,

by _____,

as _____,

of _____.



OFFICIAL STAMP
TWILA JEAN PELLEGRINO
NOTARY PUBLIC- OREGON
COMMISSION NO. 934477
MY COMMISSION EXPIRES DECEMBER 03, 2018

Notary Public for Oregon

My commission expires 12-3-2018